SECTION 17.12 - ZONING USE TABLE

ZONING CLASSIFICATIONS

- 1. AGRICULTURAL
- 2. INDUSTRIAL
- 3. INSTITUTIONAL
- 4. **RECREATIONAL**
- 5. **RESIDENTIAL**
- 6. RETAIN/SERVICE
- 7. SPECIAL/TEMPORARY

TABLE 1

<u>USE TABLE¹</u> TABLE 1 - PAGE 1 OF 4

c - special / conditional use permit

x - permitted by right

t - permitted with temporary use permit

RESIDENTIAL

NON RESIDENTIAL

| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | AGRICULTURAL | CB | CBA | СТ | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |
|----|-----|----|-----|----|-----|-----|----|-----|----|----|---|----|-----|----|-----|-----|----|----|----|-----|----|----|----|
| | | | | | | | | | | | Animal Farm, Hatchery, or Breeding Station | | | | | | | | | | | С | |
| | | | | | | | | | | | Apiary | | | | | | | | | | | С | |
| | | | | | | | | | | | Conservation Club | | | | | | | | | | | С | |
| | | | | | | | | | | | Dairy Farm and Processing | | | | | | | | | | | С | |
| х | х | х | х | х | х | х | х | х | х | х | Field Crop or Sod Farm | х | х | х | х | х | х | х | х | х | х | х | х |
| | | | | | | | | | | | Grain Elevator | | | | | | | | | | С | С | |
| | | | | | | | | | | | Greenhouse or Nursery | | | | | | х | х | х | | | х | |
| | | | | | | | | | | | Orchard | | | | | | | | | | | х | |
| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | INDUSTRIAL | CB | CBA | СТ | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |
| | | | | | | | | | | | Bulk Material Storage | | | | | | | | | | | | |
| | | | | | | | | | | | Non Flammable or Non Toxic | | | | | | | | х | | х | | |
| | | | | | | | | | | | Flammable and Toxic | | | | | | | | | | С | | |
| | | | | | | | | | | | Chemical, Pharmaceutical, or Scientific Product | | | | | | | С | х | С | х | | |
| | | | | | | | | | | | Research | | | | | | | | | | | | |

| | | | Construction Material Sales & Storage | | | | | х | х | | | | | | |
|--|--|--|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Construction Material Production Including and excluding Concrete & Asphalt Mixing | | | | | | | | | | С | | |
| | | | Excavation of Earth Products | С | С | С | С | С | С | С | С | С | С | С | (|
| | | | Food or Dairy Product Manufacturing, Processing or Packaging | | | | | | | | х | | х | С | |
| | | | Machine or Tool and Die Shop | | | | | | | С | х | С | х | | |
| | | | Ornamental Iron or Sheet Metal Shop | | | | | | | | х | | х | | |
| | | | Pilot Plant, Industrial | | | | | | | С | х | С | х | | |
| | | | Plastics Manufacturing | | | | | | | | х | С | х | | |
| | | | Self Storage/Warehouse or Wholesaling, Enclosed | | | | | | С | | х | | х | | |
| | | | Welding Shop | | С | | | | х | х | х | х | х | | |
| | | | Any Other Industrial Research, Production, Processing Uses | | | | | | | | С | С | С | | |

Note¹ For any use identified in this Table involving outdoor storage or display of construction or bulk materials, see Paragraph 17.20.020H12 of this code.

| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | INSTITUTIONAL | CB | CBA | СТ | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |
|----|-----|----|-----|----|-----|-----|----|-----|----|----|---|----|-----|----|-----|-----|----|----|----|-----|----|----|----|
| | | | | | | | | | | | Aquarium | | | | | | | | | | | | С |
| х | х | х | х | х | х | х | х | х | х | х | Arboretum or Botanical Garden | х | х | х | х | х | х | х | х | х | х | х | х |
| х | х | х | х | х | х | х | х | х | Х | Х | Cemetery | | | | | | | | | | | | |
| х | х | х | х | х | х | х | х | х | Х | х | Church or Other Place of Worship | х | х | х | | Х | х | | | | | | |
| С | С | С | С | С | С | С | С | | | | Other Church Related Uses | | | С | | С | С | | | | | | |
| | | | | | | | | | | | Commercial or Trade School or School for | С | С | | | х | х | | | | | | |
| | | | | | | | | | | | Specialized Training | | | | | | | | | | | | |
| | | х | х | х | х | х | х | х | х | х | Community Center | х | х | х | | х | х | | | | | | С |
| х | х | х | х | х | х | х | х | х | х | х | Convent and Monastery | | | | | | | | | | | х | |
| С | С | С | С | С | С | С | С | С | С | С | Hospital | | | | | | х | | | | | | |
| С | С | С | С | С | С | С | С | С | С | С | Library | х | х | | | х | х | | | | | | |
| | | | | | | | | | | | Medical Lab or Clinic | х | х | х | х | х | х | | х | | | | |
| С | С | С | С | С | С | С | С | С | С | С | Museum | х | х | х | х | х | | | | | | | С |
| С | С | С | С | С | С | С | х | С | х | х | Nursery School or Other Child Care Facility | х | х | С | | х | х | | | | | | |
| С | С | С | С | С | С | С | х | С | х | х | Nursing or Convalescent Home | х | | С | | | | | | | | | |
| | | | | | | | | | | | Personal Training Center including Dormitory | | | | | | | х | х | | | | |
| | | | | | | | | | | | Post Office, Government Office | х | х | | | х | х | | | | | | С |
| х | х | х | х | х | х | х | х | х | х | х | Public Open land, Refuge or Preserve | | | | | | | | | | | | х |
| | | | | | | | | | | | Religious Retreat | | | | | | | | | | | х | |
| С | С | С | С | С | С | С | С | С | С | С | School for the Mentally Disturbed, Retarded, or | | | | | | | | | | | | |
| | | | | | | | | | | | Handicapped | | | | | | | | | | | | |
| х | х | х | х | х | х | х | х | х | х | х | Schools, University, College, Seminary, High, | х | х | | | х | х | х | | | | х | х |
| | | | | | | | | | | | Jr. High and Elementary | | | | | | | | | | | | |

| | | | | | | | | | | | Solid Waste Disposal Site | | | | | | | | | | С | | |
|----|-----|----|-----|----|-----|-----|----|-----|----|----|--|----|-----|----|-----|-----|----|----|----|-----|----|------|----------|
| | | | | | | | | | | | Training Center, Armed Forces | | | | | | | С | С | С | С | С | |
| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | RECREATIONAL | CB | СВА | СТ | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |
| | | | | | | | | | | | Amusement Park and Center | | | | | С | С | | | | | | 1 |
| | | | | | | | | | | | Archery Range | | | | | С | С | | | | | | 1 |
| | | | | | | | | | | | Band Shell | | | | | | | | | | | С | С |
| | | | | | | | | | | | Bowling Alley | х | х | | | х | х | | | | | | |
| | | | | | | | | | | | Camp, Day or Youth | | | | | | | | | | | х | х |
| | | | | | | | | | | | Carnival or Circus | t | t | t | | t | t | t | t | t | t | t | |
| | | | | | | | | | | | Club Indoor | С | С | | | С | С | | | | | | |
| | | | | | | | | | | | Club Outdoor | | | | | С | С | | | | | | |
| | | | | | | | | | | | Dance Club | | | | | С | С | | | | | | |
| | | | | | | | | | | | Fairground and Exposition Grounds | | | | | С | С | | | | | С | |
| | | | | | | | | | | | Game Room | | | | | х | х | | | | | | |
| | | | | | | | | | | | Go Cart Track | | | | | С | С | | | | | | |
| х | х | х | х | х | х | х | х | х | х | х | Golf Course | | | | | | х | | | | | | |
| | | | | | | | | | | | Golf Driving Range | | | | | | С | | | | | | |
| | | | | | | | | | | | Health Club or Gym | х | х | | | х | х | | | | | | |
| | | | | | | | | | | | Miniature Golf | | | | | | С | | | | | | |
| | | | | | | | | | | | Park, Commercial | | | | | | С | | | | | | |
| х | Х | х | Х | х | Х | х | х | х | Х | х | Park, Public | С | С | С | С | С | С | С | С | С | С | С | С |
| х | Х | х | Х | х | х | х | х | х | х | х | Playground | х | х | х | х | х | х | | | | | х | Х |
| х | Х | х | Х | х | х | х | х | х | х | х | Recreational Facility (i.e. Ball field, Picnic | | | | | | | | | | | х | Х |
| | | | | | | | | | | | Shelters, etc.) | | | | | | | | | | | | <u> </u> |
| | | | | | | | | | | | Skating Rink, Ice or Roller | | | | | х | х | | | | | С | С |
| | | | | | | | | | | | Sports Arena | | | | | С | С | | С | С | С | | |
| | | | | | | | | | | | Sports Training Facility | | | | | С | С | | С | С | С | С | С |
| | | | | | | | | | | | Stable, Commercial of Private | | | | | | | | | | | С | С |
| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | RESIDENTIAL | CB | CBA | CT | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |
| | | | | | | | х | | Х | | Apartment House | | | | | | | | | | | | <u> </u> |
| | | | | | | | | | | | Apartments as Accessory Uses in Business | х | х | х | х | | | | | | | | ĺ |
| | | | | | | | | | | | Buildings but not on the ground floor | | | | | | | | | | | | |
| С | С | С | С | С | С | С | С | С | С | | Congregate Housing | | | С | С | | | | | | | | |
| Х | Х | Х | Х | Х | Х | Х | Х | Х | х | | Group Family Household | | | Х | х | | | | | | | | |
| | | | | | | | | | | | Mobile Home Park | | | | | | | | | | | | |
| С | С | С | С | С | С | С | С | С | С | | Senior Citizen Facility | С | С | С | С | С | С | С | С | С | С | С | С |
| х | Х | х | Х | х | х | х | х | х | х | | Single Family Dwelling | | | Х | х | | | | | | | | I |
| | | | | | | | х | х | х | х | Two Family Dwelling | | | х | | | | | | | | | L |
| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | RETAIL/SERVICE | CB | CBA | CT | CTL | SCB | | OR | LI | LIA | GI | AG | OS |
| | | | | | | | | | | | Agricultural Implement, Sales and Service | | | | | Х | Х | | | | | | İ |

| | | | | Apparel Store | Х | Х | | | х | х | | | | |
|--|--|--|--|---|---|---|---|---|---|---|---|---|---|--|
| | | | | Appliance Sales & Service | Х | х | х | | | х | х | | | |
| | | | | Automobile or Motorcycle Sales, Supply and Service (not including gas station) | | | | | х | х | | | | |
| | | | | Auto Storage and Salvage Yard | | | | | | | | С | С | |
| | | | | Automobile Washing | | | | | С | С | | | | |
| | | | | Barber or Beauty Shop | Х | х | х | х | х | х | | | | |
| | | | | Beverage Distributor, Wholesale | | | | | | х | | х | х | |
| | | | | Billiard Parlor | Х | х | | | х | х | | | | |
| | | | | Boat Sales, Storage, Inside Repair, Rental | | | | | х | х | | | | |
| | | | | | | | | | | | | | | |
| | | | | Department Store | Х | х | | | х | х | | | | |
| | | | | Drug Store | Х | х | | | х | х | | | | |

| | | 1 | | | | 1 | 1 | | 1 | | Equipment Rental, Indoor with Outdoor Storage | | | | | С | С | | С | С | | | |
|----|-----|----|-----|----|-----|-----|----|-----|----|----|---|----|-----|----|-----|-----|----|----|----|-----|----|----|----|
| | | | | | | | | | | | Equipment Rental, Indoor | | | | | х | х | | х | х | | | |
| | | | | | | | | | | | Exterminating or Fumigation | | | | | | х | | х | | Х | | |
| | | | | | | | | | | | Financial Institution Services | Х | Х | | | Х | х | | | | | | |
| | | | | | | | | | | | Financial Institution Services w/Drive-Thru | С | С | | | х | х | | | | | | |
| | | | | | | | | | | | Firearm and Ammunition Sales | | | | | С | С | | С | | | | |
| | | | | | | | | | | | Fish or Meat Market, Retail | Х | Х | | | Х | Х | | | | | | |
| | | | | | | | | | | | Funeral Home ¹ | | | | | х | х | | | | | | |
| | | | | | | | | | | | Furniture Sales | х | Х | | | х | х | | | | | | 1 |
| | | | | | | | | | | | Gas Station | | | | | С | С | | | | | | |
| | | | | | | | | | | | Grocery or Food Store | х | Х | | | х | х | | | | | | |
| | | | | | | | | | | | Hardware Store | х | Х | | | х | х | | | | | | |
| | | | | | | | | | | | Hotel/Motel | Х | Х | | | Х | Х | | | | | | |
| | | | | | | | | | | | Laundromat | х | Х | | | х | х | | | | | | |
| | | | | | | | | | | | Liquor Store | х | Х | | | х | х | | | | | | |
| | | | | | | | | | | | Monuments, Retail | | | | | | х | | | | | | 1 |
| | | | | | | | | | | | Motion Picture Theater | С | С | | | С | С | | | | | | 1 |
| | | | | | | | | | | | Professional Office (i.e. Accountant, Attorney, | х | Х | х | Х | х | х | Х | | | | | 1 |
| | | | | | | | | | | | Doctor, Insurance, etc.) | | | | | | | | | | | | L |
| | | | | | | | | | | | Restaurant, Non Drive-In | х | х | х | | х | х | х | | | | | |
| | | | | | | | | | | | Restaurant, Fast Food | | | | | С | С | | | | | | |
| | | | | | | | | | | | Sign Shop | | | | | х | х | | | | | | |
| | | | | | | | | | | | Tavern, Nightclub | х | х | | | х | х | | | | | | |
| | | | | | | | | | | | Truck Terminal | | | | | х | х | | х | | | | |
| | | | | | | | | | | | Veterinary Clinic | х | Х | х | х | х | х | | | | | | |
| | | | | | | | | | | | All Other Retail Uses Not Presently Included | х | Х | С | С | х | х | | | | | | |
| R1 | R1A | R2 | R2A | R3 | R3A | R3B | R4 | R4A | R5 | R6 | SPECIAL/TEMPORARY | СВ | CBA | СТ | CTL | SCB | GB | OR | LI | LIA | GI | AG | OS |

| | | | | | | | | | | | Airport or Heliport | | | | | | С | С | С | | С | С | |
|---|---|---|---|---|---|---|---|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | Amphitheater | | | | | | | | | | | С | |
| t | t | t | t | t | t | t | t | t | t | t | Christmas Tree Sales | t | t | t | | t | t | t | t | t | t | t | |
| t | t | t | t | t | t | t | t | t | t | t | Contractor's Project Office | t | t | t | | t | t | t | t | t | t | t | |
| | | | | | | | | | | | Hatchery, Fish or Chicken | | | | | | | | | | | С | |
| | | | | | | | | | | | Military Camp | | | | | | | | | | | С | |
| | | | | | | | | | | | Mixed Use Development on a lot containing 50 | | | | | | | | | | | С | |
| | | | | | | | | | | | or more acres, pursuant to a Planned Unit | | | | | | | | | | | | |
| | | | | | | | | | | | Development. | | | | | | | | | | | | |
| | | | | | | | | | | | Outdoor Clothing Drop Off Stations | | | | | t | t | | t | t | t | | |
| t | t | t | t | t | t | t | t | t | t | t | Outdoor Storage Containers | t | t | t | t | t | t | t | t | t | t | | |
| | | | | | | | | | | | Personal Wireless Services ² Antennas with or | | | | | | | | | | | | |
| С | С | С | С | С | С | С | С | С | С | С | without support. Structures and related | С | С | С | С | С | С | С | С | С | С | С | С |
| | | | | _ | | | | | | | electronic equipment and equipment structures | | | | | | | | | | | | |
| | | | | _ | | | | | | | Pet Sitting Services | | | | | | С | | С | С | | | |
| | | | | | | | | | | | Public and Private Utilities | | С | С | | С | С | С | С | С | С | С | |
| t | t | t | t | t | t | t | t | t | t | t | Real Estate Project Sales Office | t | t | t | | t | t | t | t | t | t | t | |
| t | t | t | t | t | t | t | t | t | t | t | Sidewalk or Parking Lots Sales, Tent Sales & Other Outdoor Commercial Events ³ | t | t | t | t | t | t | t | t | t | t | t | t |
| С | С | С | С | С | С | С | С | С | С | С | Solar Energy Systems: Building Mounted (BMSE) | С | С | С | С | С | С | С | С | С | С | С | С |
| С | С | С | С | С | С | С | С | С | С | С | Solar Energy Systems: Building Integrated (BISE) | С | С | С | С | С | С | С | С | С | С | С | С |
| С | С | С | С | С | С | с | С | С | с | С | Solar Energy Systems: Ground Mounted (GMSE) | | | | | С | С | С | С | С | С | С | С |
| с | с | с | с | С | с | с | с | с | с | С | Solar Energy Systems: Self Contained (SCES) | | | | | С | с | с | С | с | с | С | с |
| - | Ţ | | - | ÷ | - | - | - | Ť | - | - | Wind Energy Systems: Building Mounted | | | | | c | c | c | С | c | c | • | - |
| | | t | | | | | | t i | | | Wind Energy Systems: Small | | | | | c | c | c | c | c | c | | |

Note: ¹ - Residential uses will be allowed as an accessory use. No accessory residence will be more than 1000 square feet in size.

Note: ² - All personal wireless services antennas with or without antenna support structures, and related electronic equipment and equipment structures shall be allowed as a special permit only subject to the standards contained in Section 17.24.010 of this Code and shall be deemed a principal use on a lot even where that lot contains an other than principal use.

Note:³- See Section 17.20.030H12 of this Code.

Note⁴ - See Section 17.24.C12

Note⁵- See Section 17.32

Note – No outdoor storage of non-motorized equipment associated with a non-residential use – i.e. pallets, trailers, soil, unplanted landscaping material, will be allowed in a residential zone. Non-motorized equipment and materials associated with a construction project may temporarily be stored on the lot where construction is underway for the duration of the construction project.

Note: A Special Use Permit shall be required for any public park to be located in the LC-NC/SE and LCNC/GI zoning classification.